007.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	877,400 / 877,400
					USE VALUE:	877,400 / 877,400
					ASSESSED:	877,400 / 877,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	20 LAKEVIEW AVENUE LLC
Owner 2:	
Owner 3:	
Street 1:	427 WATER ST
Street 2:	
Twn/City:	WAKEFIELD
St/Prov:	MA Cntry Own Occ: N
Postal:	01880 Type:

PREVIOUS OWNER

Owner 1:	DARWIN TRUST COMPANY OF NEW HAMPSHIR
Owner 2:	TRS/ NASHAN J TIKIJIAN REVOCAB -
Street 1:	635 MASSACHUSETTS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4461.000	429,200	5,100	443,100	877,400
Total Card	0.102	429,200	5,100	443,100	877,400
Total Parcel	0.102	429,200	5,100	443,100	877,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.37 /Parcel: 397.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 6683

GIS Ref

GIS Ref

Insp Date 03/07/18

!719!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	429,200	5100	4,461.	443,100	877,400		Year end	12/23/2021
2021	104	FV	409,600	5100	4,461.	443,100	857,800		Year End Roll	12/10/2020
2020	104	FV	409,700	5100	4,461.	443,100	857,900	857,900	Year End Roll	12/18/2019
2019	104	FV	318,400	5100	4,461.	470,800	794,300	794,300	Year End Roll	1/3/2019
2018	104	FV	318,400	5100	4,461.	343,400	666,900	666,900	Year End Roll	12/20/2017
2017	104	FV	298,600	5100	4,461.	299,100	602,800	602,800	Year End Roll	1/3/2017
2016	104	FV	298,600	5100	4,461.	254,800	558,500	558,500	Year End	1/4/2016
2015	104	FV	266,000	5100	4,461.	249,200	520,300	520,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:54:45

LAST REV

Date	Time
11/10/21	10:03:22
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 719

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DARWIN TRUST CO	78672-409	1	9/10/2021		1,020,000	No	No		
TIKIJIAN NASHAN	77919-254	1	6/2/2021	Convenience	1	No	No		
TIKIJIAN NASHAN	60746-24		12/17/2012	Convenience	99	No	No		Rose Tikijian dod 5/18/2021
	8641-199		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2003	811	Porch	16,000	C				re-do 2 porches

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
3/7/2018	Inspected	BS	Barbara S
2/16/2018	TTL REFUSAL	BS	Barbara S
4/9/2009	Meas/Inspect	163	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT
8/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6683
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4461		Sq. Ft.	Site		0	80.	1.24	1									443,063						443,100	

Total AC/HA:	0.10241	Total SF/SM:	4461	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	443,063	Spl Credit		Total:	443,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12554348
Const Adj.:	0.98980200
Adj $ / SQ:	200.532
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621965
Depreciation:	192809
Depreciated Total:	429156

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

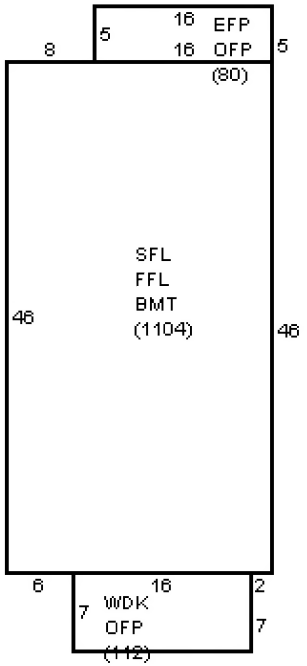
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	200.53
Special Features:	0	Val/Su Net:	116.13
Final Total:	429200	Val/Su SzAd	194.38

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	60.160	66,416
FFL	First Floor	1,104	200.530	221,387
SFL	Second Floor	1,104	200.530	221,387
OFP	Open Porch	192	24.840	4,769
WDK	Deck	112	14.780	1,655
EFP	Enclos Porch	80	60.630	4,851

Net Sketched Area:	3,696			Total:	520,465
Size Ad	2208	Gross Area	3696	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100